



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

**For information about this agenda contact Georgina Wakely
g.wakely@dorchester-tc.gov.uk**

Wednesday, 29 January 2025

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, the Municipal Buildings, High East Street, Dorchester, DT1 1HF** on **Monday, 3 February 2025 commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. **If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting.** We ask speakers to confine their comments to the matter in hand and to be as brief as possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

Membership of the Committee

Councillors R. Potter (the Mayor ex-officio & Vice Chairman), R. Biggs, S. Biles, A. Canning, P. Farmer, L. Fry, J. Germodo, J. Hewitt, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, K. Reid, M. Rennie, R. Ricardo (Chairman) and D. Taylor

1. Apologies and Declarations of Interest

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To note and sign the Minutes of the meeting of the Committee held on 7 January 2025 and ratified by Council on 27 January 2025. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/250107-Minutes.pdf>.

3. Lower South Street - Gorge Fire Update

To receive an update on the access arrangements in Lower South Street following the fire at the Gorge Cafe in December 2024.

4. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (attached).

5. Minute Update Report

To receive and consider the minute updates reported (update attached).

6. Planning Issues to Note

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

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Planning & Environment Committee – 3 February 2025
Agenda Item 4 - Planning Applications for Comment

East Ward (Councillors P. Farmer, S. Jones, F. Kent-Ledger, R. Major and K. Reid)

E1. P/HOU/2024/06157 42 Alington Avenue Dorchester DT1 2AB

Install dropped kerb & form vehicular access.

Additional information has been received for consideration.

(Previously considered at the Dorchester Town Council Planning and Environment Committee meeting held on 4 November 2024. The committee objected to this application on the basis of its impact on the safety of pedestrians and other road users and its detrimental affect on an attractive boundary wall.)

E2. P/FUL/2025/00384 Maen Maen Gardens Dorchester DT1 1QQ

Replace existing roof.

E3. P/FUL/2023/01247 & P/LBC/2023/01251 (Listed Building Consent) 10 High East Street Dorchester DT1 1HS

Erect first floor extension to provide 1 No. unit of residential accommodation (**re-consult for amended scheme - First Floor extension only**).

(Previously considered at the Dorchester Town Council Planning and Environment Committee meeting held on 2 May 2023. The Committee objected to the application (<https://www.dorchester-tc.gov.uk/docs/planning/minutes/230502-Minutes.pdf>). The Application was reconsidered at the Planning and Environment Committee meeting held on 6 November 2023 where it was considered that the amendments had not resolved the Committee's previous objections.)

E4. P/LBC/2025/00495 15 High Street Fordington Dorchester DT1 1JZ

Erect timber framed rear conservatory.

E5. P/HOU/2025/00211 95 High Street Fordington Dorchester DT1 1LD

Re-render front and side elevation. Modify and re-cover garage roof.

North Ward (Councillors S. Biles, A. Canning, V. Lloyd-Jones & D. Taylor)

N1. P/FUL/2024/07377 Acland Court Linden Avenue Dorchester DT1 1AY

Construction of pergola, mobility scooter storage unit & creation of opening/access within existing wall.

N2. P/FUL/2025/00010 9 Flat Princes Street Dorchester DT1 1TW

Change of use of part ground floor from office to residential.

West Ward (Councillors L. Fry, J. Germodo, J. Hewitt and R. Ricardo)

W1. P/HOU/2024/05670 134 Coburg Road Dorchester DT1 2HT

Retain 2m high fence along front & side boundaries. Erect 2m high fence on boundary with adjacent property.

W2. P/HOU/2024/07626 22 Lorne Road Dorchester DT1 2LQ

Erect single storey rear extension with roof lights.

W3. P/HOU/2025/00329 99 Weatherbury Way Dorchester DT1 2EE

Erect single storey rear lean-to extension.

South Ward (Councillors R. Potter and M. Rennie)

S1. P/HOU/2025/00170 10 South Court Avenue Dorchester DT1 2BX

Install domestic air source heat pump at the side/rear of the house.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

No applications received to date.

For Information

FI1. P/CLP/2025/00194 6 Wollaston Road Dorchester DT1 1EQ

Certificate of Lawfulness to change the use from Class C3 Dwellinghouse to Class C4 Houses in multiple occupation.

The above Certificate of Lawful Use Proposed application has been received by Dorset Council. You are being notified for information purposes only.

Circulated to all Councillors 15/01/25.

FI2. P/NMA/2025/00336 2 Queens Avenue Dorchester DT1 2EW

Non-Material Amendment - Planning application allowed for the extension side wall to be constructed in place of the current boundary wall with the neighbour.

It is now proposed to construct the extension side wall solely on land within the full ownership. Planning Permission no. P/HOU/2024/02695 (Erect flat roof rear extension & convert existing garage to living accommodation)

Circulated to all Councillors 22/01/25.

FI3. P/NMA/2025/004639 Bridge Cottage St Thomas Road Dorchester DT1 2PA

Non-material amendment - removal of 2 No. small windows and replace with one large window to eastern elevation. Add 2 No. small windows to northern elevation to planning permission P/HOU/2024/01116 (Erect single storey side extension and relocation of the existing front access door).

Circulated to Councillors 2/01/25.

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Agenda Item 5 – Minute Update Report

Minute 28. Of the Planning and Environment Committee meeting held on 4 November 2024 - Highways Alteration, London Road Request

Dorset Council is currently conducting the necessary assessments for the installation of a bus stop on London Road. As part of this process, they will determine the associated costs and engage with bus operators to confirm their willingness to serve the stop.

Should the installation of the bus stop be successful then it will be a case of monitoring the situation to see if any form of crossing is required.